

**PB# 87-40**

**Mountain Vista**

**1-1-26**

MOUNTAIN VISTA - SUBDIV.

87-40

Grevas 562-8667

## General Receipt

8990

TOWN OF NEW WINDSOR

555 Union Avenue  
New Windsor, N. Y. 12550

June 5, 19 87

Received of Susan A. Grace-John C. Leary \$ 25.00  
Twenty-Five and 00/100 DOLLARS

For Planning Board-Application Fee 87-40

DISTRIBUTION

FUND	CODE	AMOUNT
Chk # 272		25.00

By Pauline D. Townsend  
Town Clerk

## General Receipt

9962

TOWN OF NEW WINDSOR

555 Union Avenue  
New Windsor, N. Y. 12550

July 20, 19 88

Received of Mt Vista \$ 375.00  
Three Hundred Seventy-Five and 00/100 DOLLARSFor Pre Prelim 100.00 Pre # 100.00 Legal Plan 115.00  
Chg Fees 60.00

DISTRIBUTION

FUND	CODE	AMOUNT
Chk # 336		375.00

By Pauline D. Townsend  
Town Clerk

Williamson Law Book Co., Rochester, N. Y. 14609

Title

MADE IN U.S.A.

NO. 753 1/3

CK #	272	25.00

By Pauline G. Townsend ES  
Town Clerk

General Receipt		9962												
<b>TOWN OF NEW WINDSOR</b> 555 Union Avenue New Windsor, N. Y. 12550														
<u>July 20,</u> 19 <u>58</u>														
Received of	<u>mt Vista</u> \$ <u>375.00</u>													
	<u>Three Hundred Seventy Five and 00/100</u> DOLLARS													
For	<u>Pre Prelim 100.00 Pre # 100.00 Legal Fees 115.00</u> <u>Eng Fees 60.00</u>													
DISTRIBUTION														
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>FUND</th> <th>CODE</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td>CK # 336</td> <td></td> <td>375.00</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	FUND	CODE	AMOUNT	CK # 336		375.00								
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Williamson Law Book Co., Rochester, N. Y. 14609

MADE IN U.S.A.

NO. 753 1/3

BI  
 FIRE  
 H<sub>2</sub>O  
 PB Eng  
 Sewer  
 Hwy

TOWN OF NEW WINDSOR PLANNING BOARD  
TRACKING SHEET

PROJECT NAME: MOUNTAIN VISTA

PROJECT NO. : 87-40

TYPE OF PROJECT:    Subdivision ☒                      Site Plan \_\_\_\_\_  
                         Lot Line Change \_\_\_\_\_                      Other (Describe) \_\_\_\_\_

<u>TOWN DEPARTMENT REVIEWS:</u>	Date App'd	Date Not App'd	Not Required
Planning Board Engineer	<u>6/17/87</u>	_____	_____
Highway	<u>6/16/87</u>	_____	_____
Bu\$.Fire Prev.	_____	_____	_____
Sewer	<u>✓</u>	_____	_____
Water	_____	_____	_____
Flood	_____	_____	_____

OUTSIDE DEPT./AGENCY REVIEWS:

DOT	_____	_____	_____
DEC	_____	_____	_____
O/C PLANNING	_____	_____	_____
O/C HEALTH	_____	_____	_____
NYSDOH	_____	_____	_____
OTHER (SPECIFY)	_____	_____	_____

SEOR:    Lead Agency Action \_\_\_\_\_  
                 Determination \_\_\_\_\_  
                 EAF Short \_\_\_\_\_ Long \_\_\_\_\_ Submitted \_\_\_\_\_ Accepted \_\_\_\_\_  
                 Proxy: Filed \_\_\_\_\_ Representative \_\_\_\_\_

PUBLIC HEARING:    Held (DATE) \_\_\_\_\_ Waived\* \_\_\_\_\_  
                 Other \_\_\_\_\_  
                 (\* Minor Subdivision and Site Plans only.)

TIME SEQUENCING:  
(SUBDIVISIONS)

Sketch Plan Date	_____	+ 30 days = Action Date	_____
Preliminary P/H Date	_____	+ 45 days = Action Date	_____
Preliminary App'l Date	_____	+ 6 months = Final Resub. Date	_____
Final Plan Date	_____	+ 45 days = Final App'l Date	_____

TIME SEQUENCING:  
(SITE PLANS)

Presubmission Conf. Date	_____	+ 6 months = Submittal Date	_____
First Meeting Date	_____	+ 90 days = Final App'l Date	_____

Mr. Schiefer: I second that.

ROLL CALL	MR. REYNS	NAY
	MR. JONES	NAY
	MR. MC CARVILLE	NAY
	MR. SCHIEFER	NAY
	MR. LANDER	NAY
	MR. SCHEIBLE	NAY

MOUNTAIN VISTA SUBDIVISION (87-40)

Mr. Lou Grevas came before the Board representing this proposal.

Mr. Grevas: This is the Town of New Windsor Town of Cornwall line, the property is approximately 58.9 acres, we are proposing 14 lots and one of the things we are proposing here is the Town road entering from Jackson Avenue in the Town of Cornwall into the site at this point and then to gain access to lands in the Town of New Windsor private road here and private road here for the other lots in the Town of Cornwall. As you can see the reason for this is the topographic conditions of the site, we do have some really nice house sites but it is difficult to get to them. The private road is the best way of getting in here because we do have a little more flexibility in grade. We presented the plan in the Town of Cornwall. They have had some comment which I have not addressed until we receive all of the comments. One was they wanted to see two separate maps one for the Town of Cornwall, one for New Windsor. One of the situations we have here is that this lot here they want to see to it that any house built on the lot is built in either one town or the other not on the division line. That is one of the comments, some of the other comments were we do have a designated wet lands through here, we have to locate the boundary and show the clear zone the wet land has been staked by DEC. We have not changed the plan since we presented it to the Town of Cornwall until we get all the comments. I am suspecting the comments Mark has made are very similar to the ones you made in Cornwall. That is the situation so what we have to find out is whether or not your Board would entertain a private road which would serve four lots all in excess of 2 acres from this proposed Town road in the Town of Cornwall. We know that the Town Board has a proposal before them for many months I am not sure they have acted on it yet we have conformed to your recommendations to do the 800 foot maximum length four lots and minimum lot size of two acres per lot. But I am aware that in the past that is not always a given so that is why we are here.

Mr. Reyns: This is one that you and I talked about a year ago isn't it? This piece here.

Mr. Grevas: I don't remember if we did or not.

Mr. Reyns: Who owns it?

Mr. Grevas: Perriot property and he subdivided off this chunk and my clients purchased it. This is Bethlehem Art Gallery and Cleaves is here.

Mr. Van Leeuwen: How long is the private road going to be in the one in New Windsor?

Mr. Grevas: Eight hundred feet from this point on the Town of Cornwall public road to the end is eight hundred feet.

Mr. Reyns: How many lots are going to be up in there?

Mr. Grevas: Fourteen. It has frontage in the Town of Cornwall, I am looking at the road.

Mr. Scheible: I have a note from the fire prevention bureau the site plan or map was disapproved by the bureau of fire prevention. There should be only one Town road into the project with one cul-de-sac. That roadway should meet the minimum Town specs of 34 feet paved roadway surface. The cul-de-sac shall be 110 foot radius. The private road from the cul-de-sac should not be allowed.

Mr. Reyns: How far is it from the cul-de-sac to the New Windsor town line?

Mr. Grevas: It looks to be 300 feet. The total length of the road from the cul-de-sac to its end is 800 feet.

Mr. Reyns: So what we are saying is we are okaying lots we are okaying them off of a 800 foot private road regardless of where.

Mr. Van Leeuwen: We have to call it an 800 foot road even though part of it is going through the Town of Cornwall.

Mr. Reyns: Is there any way we can get into the project or no?

Mr. Grevas: Yes, we have been out there taking some perc tests so there are trails through here but I have to say some places it is pretty rough to get back in there but I'd be glad to meet you out there and walk you through where we can. Mr. Leary is a automobile dealer if he can get us a four wheel drive do you have one that runs?

Mr. Edsall: I think its a worthwhile time to pass on comments that the Cornwall Board asked me to send over. They are basically in the position where they have reviewed it and they are waiting at this point to hear from this Board what their opinion is on the private road going in New Windsor. They have taken the attitude they have no problem reviewing the Cornwall Town and private road but they felt they wanted your opinion on the private road that runs into New Windsor before they can go any further.

Mr. Schiefer: There are two dimensions on here this 330 and 585.

Mr. Grevas: Arc dimensions along this arc from here it is the lot frontage.

Mr. Scheible: Has the Cornwall Board been out to make an inspection of the site?

Mr. Grevas: Not to my knowledge.

Mr. Scheible: I don't see any problem.

Mr. Grevas: We started out by picking house sites and then put the lots around them.

Mr. Scheible: There are some crazy shaped lots there.

Mr. Van Leemput: That is where a private road will hide some it is a rural atmosphere and it doesn't really depict where the edge of the roads are because weeds grow along them.

Mr. Scheible: How did the private road spec meet between the two towns.

Mr. Grevas: The Town of Cornwall has a lesser width requirement than the Town of New Windsor. They are not paved, they are shale surface course 20 feet in width.

Mr. Scheible: Whose specs did you intend on using in this situation?

Mr. Grevas: I'd have to go with New Windsor specs because that is the majority of the road.

Mr. Edsall: The Town Board happens to be meeting tonight and moving towards adopting new zoning ordinance. One of the items being requirements for private roads.

Mr. Grevas: That is in sections more than four lots, see the note.

Mr. Edsall: It all depends on how they consider it I still think what the Cornwall Board would like to see I am sure if the majority is in New Windsor they'd be willing to accept at this point your guidance on that portion of the project. They are waiting for that and also give them an indication if you want to pass lead agency to them or take it yourselves.

Mr. Mc Carville: I make a motion that we pass lead agency to the Cornwall Planning Board with regard to Mountain Vista Subdivision.

Mr. Grevas: They have requested a long form EAF which will be submitted with a preliminary plan.

Mr. Reynolds: What difference would it make in having an agreement for the home owners on that road being that it is in the two towns is there any?

Mr. Grevas: On the maintenance agreement you mean. I really don't see any problem with it as long as it is identifiable. The Town of Cornwall has requested but I am sure he is going to say the same thing there should be two maps prepared for two filing purposes what I have to be careful of in doing so is to show the extend of that across the line so when somebody purchasing the lot and it has the maintenance agreement they see on each map where it is. That is the main thing.

Mr. Edsall: Is it your intent I think what I suggested as far as the two maps was limit of the line if one is projects approved by the Town of New Windsor and that would be our map and another map it could be the same map just a division line.

Mr. Grevas: There was a lot of discussion on that I am not clear because of the filing procedure the county clerk's office is going to have to file it in the Town of New Windsor or Cornwall and they want it in both I would see that maybe this part would be dashed and this part would be solid and on the map the reverse of that.

Mr. Edsall: That is what I was leaning towards and the numbers wouldn't appear for the opposite town.

Mr. Grevas: Maybe they would but ghosted.

Mr. Van Leeuwen: I will second that motion.

ROLL CALL	MR. JONES	AYE
	MR. REYNS	AYE
	MR. VAN LEEUWEN	AYE
	MR. MC CARVILLE	AYE
	MR. SCHIEFER	AYE
	MR. LANDER	AYE
	MR. SCHEIBLE	AYE

Mr. Grevas: Any objection on the Planning Board's part on the private road extending from the Town of Cornwall to the Town of New Windsor?

Mr. Van Leeuwen: No.

Mr. Mc Carville: No.

Mr. Jones: No.

**PREVIOUS  
DOCUMENTS  
IN POOR  
ORIGINAL  
CONDITION**



McGOEY and HAUSER  
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
Associate

Licensed in New York,  
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: ~~Mountain Vista Subdivision~~  
PROJECT LOCATION: Off Jackson Avenue (East Side)  
NW #: 87-40  
9 September 1987

1. The Project involves the major subdivision of a 58.0 +/- acre parcel located both in the Town of New Windsor and Town of Cornwall. A total of twelve (12) lots are proposed.
2. So as to make the Application complete, it should be verified that the Applicant has submitted an Environmental Assessment Form and a Proxy Statement (if required). In addition, a completed Subdivision Checklist should be submitted. It is recommended that the Board require that a Full Environmental Assessment Form (Long Form) be submitted.
3. The location of the wetlands and the 100' buffer as located in the field by the Department of Environmental Conservation should be shown on the Plans.
4. Percolation tests and deep test results should be submitted for review.
5. The Plan should include a note that the Town Line as shown is based on the Town Tax Maps.
6. It is recommended that the Board require that individual plans should be prepared, distinguishing between that Plan submitted to the Town of New Windsor and the Town of Cornwall. A note should be added to the Plans prepared for both Towns indicating that lots split by the Town Line are being considered by both Towns as a single lot.
7. The alignment of the proposed private road into the Town of New Windsor from the Town Road in the Town of Cornwall should be corrected since the alignment as shown is seriously deficient.

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

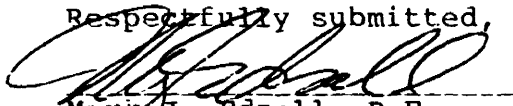
PROJECT NAME: Mountain Vista Subdivision  
PROJECT LOCATION: Off Jackson Avenue (East Side)  
NW #: 87-40  
9 September 1987

Page 2

8. The Plan as submitted indicates that same is submitted as a preliminary plan. It is my opinion that the Plan is suitable for Sketch Plan review only and is not adequate for preliminary review.

9. Submission of the Plan to the Orange County Department of Planning should be coordinated with the Town of Cornwall Planning Board.

Respectfully submitted,



Mark J. Edsall, P.E.  
Planning Board Engineer

MJEnjE

BUILDING INSPECTOR, P.B. ENGINEER,  
~~WATER,~~ SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by  
Elias D. Gevas LS - for the building or subdivision of  
Mountain Vista \_\_\_\_\_ has been  
reviewed by me and is approved ☒ \_\_\_\_\_,  
~~disapproved~~ \_\_\_\_\_.

~~If disapproved, please list reason.~~

There is no town water in this area.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

Steve Dicks  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

BUILDING INSPECTOR, P.B. ENGINEER,  
WATER, SEWER, ~~HIGHWAY~~ REVIEW FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision Mountain Vista as submitted by  
\_\_\_\_\_ for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved ✓,  
disapproved \_\_\_\_\_.

If disapproved, please list reason.

Raych  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

6/17/87  
DATE



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

BUREAU OF FIRE PREVENTION

SITE PLAN APPROVAL

MOUNTAIN VISTA

The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 16 June 19 87.

       The site plan or map was approved by the Bureau of Fire Prevention.

☒ The site plan or map was disapproved by the Bureau of Fire Prevention for the following reason(s).

There should be only one town road into the project with one Cul-De-Sac.  
That roadway should meet the minimum town specification of 34 feet  
paved roadway surface. The Cul-De-Sac shall be 110 foot radius. The  
private roads from the Cul-De-Sac should not be allowed.

SIGNED: Richard Hotaling  
CHAIRMAN

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

(This is a two-sided form)

Date Received \_\_\_\_\_  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \_\_\_\_\_

APPLICATION FOR SITE PLAN, LOT-LINE CHANGE  
OR SUBDIVISION PLAN APPROVAL

1. Name of Project Mountain Vista
2. Name of Applicant John A. Leary Phone (914) 534-7998  
Address 6 Clarkwood Drive, Cornwall N.Y. 12518  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Applicant Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan ELIAS D. GREWAL, L.S. Phone (914) 562-8667  
Address 33 QUASSACK AVE NEW WINDSOR N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the East side of Jackson Ave  
(Street)  
feet at Town Cornwall / New Windsor Line  
(Direction)  
of \_\_\_\_\_  
(Street)
7. Acreage of Parcel 58.9 8. Zoning District R-1
9. Tax Map Designation: Section 1 Block 1 Lot 26
10. This application is for Subdivision Approval
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? No

If so, list Case No. and Name \_\_\_\_\_

12. List all contiguous holdings in the same ownership  
Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT  
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

\_\_\_\_\_ being duly sworn, deposes and says  
that he resides at \_\_\_\_\_  
in the County of \_\_\_\_\_ and State of \_\_\_\_\_  
and that he is (the owner in fee) of \_\_\_\_\_  
\_\_\_\_\_ (Official Title)  
of the Corporation which is the Owner in fee of the premises  
described in the foregoing application and that he has authorized  
\_\_\_\_\_ to make the foregoing  
application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

27 day of May 1987

[Signature]  
Notary Public

[Signature]  
(Owner's Signature)

[Signature]  
(Applicant's Signature)

\_\_\_\_\_  
(Title)

FRANKIE ALTHUSER  
Notary Public, State of New York  
Qualified in Ulster County  
No. 4738664  
Commission Expires Jan. 31, 1990

REV. 3-87

## SHORT ENVIRONMENTAL ASSESSMENT FORM

Appendix B Part 617

Project Title:

Mountain Vista Subdivision

Location:

E. side Jackson Ave., at Town Cornwall / New Windsor line

ID Number: \_\_\_\_\_

### INSTRUCTIONS:

- (a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.
- (b) If any question has been answered **Yes**, the project may have a significant effect and the full Environmental Assessment Form is necessary. **Maybe** or **Unknown** answers should be considered as **Yes** answers.
- (c) If all questions have been answered **No** it is likely that this project will not have a significant effect.
- (d) If additional space is needed to answer the questions, please use the back of the sheet or provide attachments as required.

### ENVIRONMENTAL ASSESSMENT

	YES	NO
1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will there be a major change to any unique or unusual land form found on the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Will project alter or have a large effect on an existing body of water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Will project have an adverse impact on groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Will project significantly effect drainage flow on adjacent sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Will project affect any threatened or endangered plant or animal species?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Will project result in a major adverse effect on air quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Will project have a major effect on the visual character of the community or scenic views or vistas known to be important to the community?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Will project adversely impact any site or structure of historic, prehistoric, or paleontological importance or any site designated as a Critical Environmental Area by a local agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will project have a major adverse effect on existing or future recreational opportunities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will project result in major traffic problems or cause a major effect to existing transportation systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Is project non-farm related and located within a certified agricultural district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Will project have any adverse impact on public health or safety?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is there public controversy concerning any potential impact of the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### FOR AGENCY USE ONLY

Preparer's Signature: \_\_\_\_\_

Date: 4 June '87

Preparer's Title: \_\_\_\_\_

Land Surveyor

Agency: \_\_\_\_\_

TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ✓ Environmental Assessment Statement
- \*2. \_\_\_\_\_ Proxy Statement
3. ✓ Application Fees
4. ✓ Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ✓ Name and address of Applicant.
- \*2. ✓ Name and address of Owner.
3. ✓ Subdivision name and location.
4. ✓ Tax Map Data (Section-Block-Lot).
5. ✓ Location Map at a scale of 1" = 2,000 ft.
6. ✓ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. ✓ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ✓ Date of plat preparation and/or date of any plat revisions.
9. ✓ Scale the plat is drawn to and North Arrow.
10. ✓ Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. (at Final) Surveyor's certification.
12. ✓ Surveyor's seal and signature.

\* If applicable.

13. ✓ Name of adjoining owners.
- \*14. (At Final) Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements. *(When located by DEC)*
- \*15.        Flood land boundaries.
16. At Final A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. At Final Final metes and bounds.
18. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. ✓ Include existing or proposed easements.
20. ✓ Right-of-Way widths.
21. At Final Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ✓ Lot area (in square feet for each lot less than 2 acres).
23. ✓ Number the lots including residual lot.
24. ✓ Show any existing waterways.
- \*25. At Final A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. At Final Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. ✓ Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including locations, size and depths).
28. At Final Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

\* If applicable.

29. At Final Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. At Final Provide "septic" system design notes as required by the Town of New Windsor.
31. ✓ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. At Final Indicate percentage and direction of grade.
33. ✓ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. At Final Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. \_\_\_\_\_ Indicate location of street or area lighting (if required).

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: \_\_\_\_\_

Licensed Professional

Date: \_\_\_\_\_

4 June 1987

**SOILS DATA** (See Note 13)  
Percolation Tests and Deep Test Pit Observations made by the undersigned, and completed on 29 November 1987, resulted in the following information:

Percolation Rates	DEEP TEST PITS (all dimensions plus or minus)
Lot 1: 19 min.	Lot 1: 8" Topsoil
Lot 2: 11 min.	5'-4" Clay Loam
Lot 3: 13 min.	6'-0" No Rock, Water Intrusion at 5'-0"
Lot 4: 18 min.	8'-0" No Rock, Water Intrusion at 5'-6"
Lot 5: 9 min.	Lot 2: 8" Topsoil
Lot 6: 13 min.	7'-4" Clay Loam, Tr. Sand
Lot 7: 4 min.	6'-4" No Rock, No Water
Lot 8: 25 min.	Lot 3: 8" Topsoil
Lot 9: 10 min.	1'-4" Clay Loam (yellow)
	6'-0" Loam w/Clay (brown) Stone Fragments
	8'-2" No Rock, Water Intrusion at 7'-0"
	Lot 4: 8" Topsoil
	1'-0" Clay Loam (yellow)
	6'-4" Loam w/Clay (brown) Stone Frag's.
	8'-0" No Rock, Water Intrusion at 6'-2"
	Lot 5: 8" Topsoil
	2'-0" Clay Loam (yellow)
	5'-4" Loam w/Clay (brown), Stone Frag's
	8'-0" No Rock, Water Intrusion at 7'-0"
	Lot 6: 8" Topsoil
	2'-0" Clay Loam (yellow), Stone Frag's
	5'-4" Loam w/Clay (brown), Stone Frag's
	8'-0" No Rock, Water Intrusion at 5'-6"

#### DRAINAGE STRUCTURE SCHEDULE

STRUCTURE	INVERT (Pipe)	CONNECTING PIPE
H#1	372.5	40 L.F., 30" CMP
H#2	372.0	
E#1	397.5	
CB2	413.0	100 L.F., 24" CMP
CB1	413.5	30 L.F., 18" CMP
CB2	413.0	
CB3	421.0	110 L.F., 24" CMP
CB4	427.25	210 L.F., 24" CMP
CB5	427.65	40 L.F., 24" CMP
CB6	428.0	30 L.F., 24" CMP
CB7	429.5	90 L.F., 24" CMP
CB8	431.0	30 L.F., 24" CMP

NOTE: H# = Cast-in-place Concrete Headwall  
E# = Galv. Steel End Section  
CB = Precast Concrete Catch Basin

#### PRIVATE ROAD NOTES

No building permit shall be issued and no lot shall be sold or conveyed in lots 5 through 7, an open development area, unless the purchaser of such lot shall file a statement with the Town Clerk that he fully understands that the lot has frontage on a private right-of-way or easement which shall not be maintained by the Town or will it be accepted by the Town for maintenance as a public street unless fully improved by abutting property owners to the minimum width and construction standards required for public streets by the Town of Cornwall.

Proof of such filing shall be provided to the Town Building Inspector along with all other necessary materials for an application for a building permit.

#### LEGEND

- PROPOSED (POSSIBLE) HOUSE LOCATION
- PROPOSED SAN. SYSTEM LOCATION
- PROPOSED WELL LOCATION
- DEEP TEST PIT LOCATION
- PERCOLATION TEST LOCATION

TOWN OF CORNWALL ZONE BULK REQUIREMENTS: R-2 ZONE, USE GROUP B1			
Lot Area	Min. Lot Width	Req'd Front Yard	Req'd Side Yard(s)
40,000 S.F.	135'	50'	30'/80'
Req'd Rear Yard	Min. Rd. Frontage	Max. Bldg. Ht.	Max. Dev. Cvg.
40'	100'	35'	50%
Max. Bldg. Cvg.	Min. Floor Area		
20%	850 S.F.		

THE LOCATION OF THE TOWN LINE SHOWN IS FROM TAX MAPS AND FROM SURVEYS OF ADJOINING PROPERTIES. NO CERTIFICATION IS MADE FOR THE ACTUAL LOCATION OF THIS LINE.

N/F CLEEVES

N/F PARIOT  
(LOT 1, DOROTHY H. PARIOT SUBDIVISION)

N/F SCHAFER

LOCATION PLAN 1"=2000'

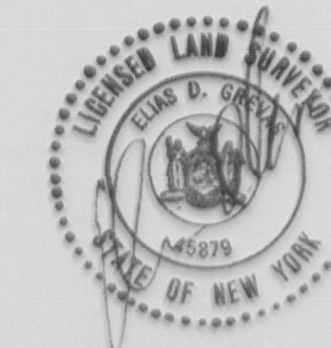
#### NOTES

- Being a proposed subdivision of lands shown on the Town of Cornwall Tax Maps as Section 1, Block 1, Lot 26; on the Town of New Windsor Tax Maps as Section 65, Block 1, Lot 80.
- Also being a proposed re-subdivision of Lot No. 2, as shown on a map entitled "Map of Subdivision for Robert and Dorothy H. Pariot," said map having been approved by the Town of Cornwall Planning Board on 9 December 1986 and filed in the Orange County Clerk's Office.
- OWNER/APPLICANT: John A. Leary, 6 Clarkview Drive, Cornwall, N.Y. 12518
- PARCEL ZONE: R-2, USE GROUP B, Town of Cornwall  
R-1 Town of New Windsor
- TOTAL NUMBER OF LOTS: 12 (9 in Cornwall 3 in New Windsor)
- Boundary data shown is from above-noted subdivision map, verified by field survey completed on 17 August 1987.
- Topography shown hereon is from uncontrolled aerial survey and photogrammetric mapping (two (2) foot contour interval).
- Unauthorized addition or alteration to this plan is a violation of Section 7209 (2) of the New York State Education Law.
- Lot 5 shall not be further subdivided for three (3) years from date of Final Approval.
- Lots 6, 7, 8 & 9 and Future Lots 10, 11, & 12 shall not be further subdivided.
- All Sanitary Sewage Disposal Systems and Well locations shall be designed by a New York State-Licensed Design Professional and submitted to the Town of Cornwall prior to the issuance of a Building Permit. The sanitary system and well location shall be inspected during construction and certified to the Town of Cornwall, as to conformity to design by the Design Professional prior to the issuance of a Certificate of Occupancy.
- The individual designs of the Sanitary Sewage Disposal Systems submitted to the Town of Cornwall (note 11) shall include a certain drainage system to protect the system from intermittent ground water fluctuations.
- House Foundations shall be installed with a complete foundation drainage system.
- No private drain lines shall be connected directly to the Town of Cornwall Storm Drainage System.
- The Developer irrevocably offers to dedicate the Town Road (Ryan Court) and the Drainage Easement (Lots 9 & 10) to the Town of Cornwall.

FINAL SUBDIVISION PLAN APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON 12/4/87  
BY Lawrence Jones, SECRETARY

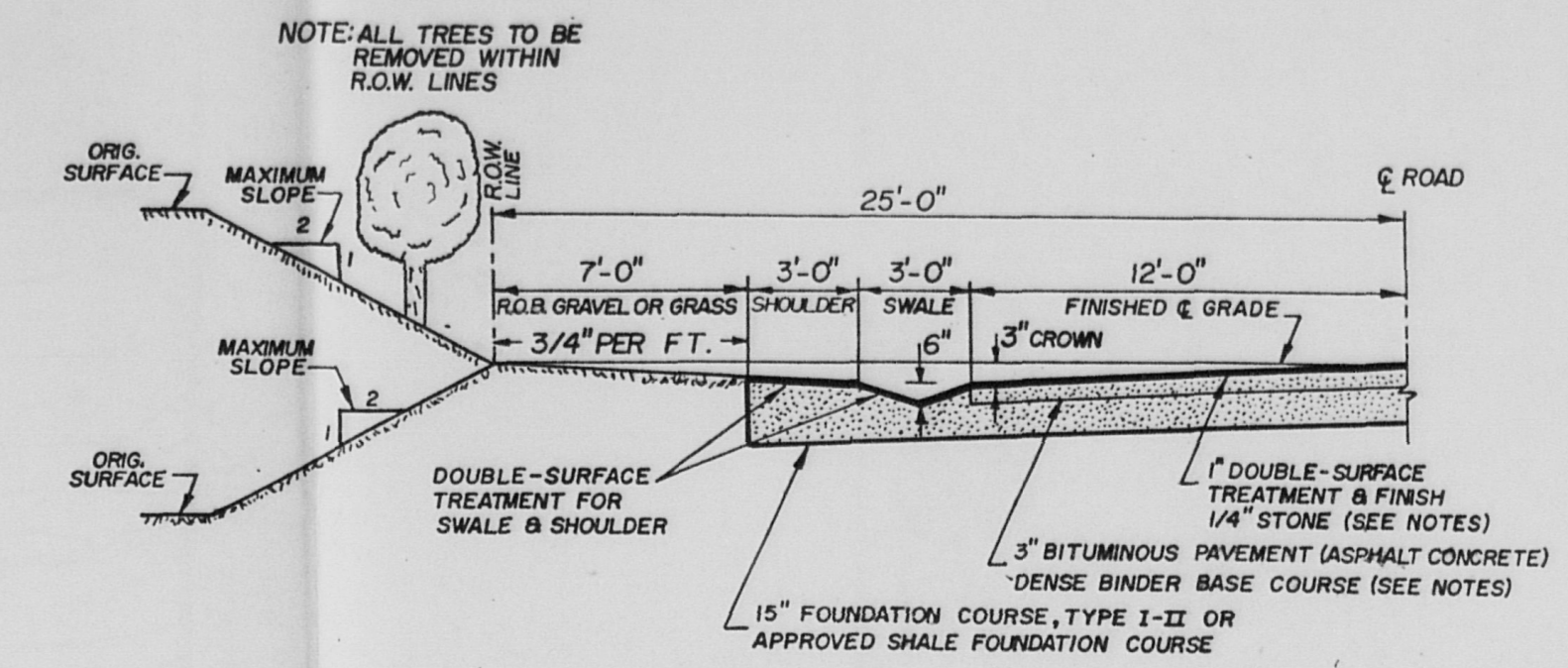
#### CERTIFICATION

I hereby certify that this plan resulted from an actual field survey of the indicated premises completed on 17 August 1987 performed in accordance with the Code of Practice adopted by the N.Y.S. Association of Professional Land Surveyors, Inc., and is, to the best of my knowledge and belief, correct.



ELIAS D. GREVAS, L.S.	
LAND SURVEYOR 33 QUADRANT AVENUE NEW WINDSOR, NEW YORK 12500	
REVISIONS	DATE
1. PRELIMINARY PLAN	1/2/88
2. REVISED PLAN	2/2/88
3. REVISED PLAN	4/2/88
4. REVISED PLAN	7/2/88

PLAN FOR:	
MOUNTAIN VISTA SECTION I	
TOWNS OF CORNWALL & NEW WINDSOR, ORANGE COUNTY	NEW YORK
Drawn: AS-20	Checked:
Scale: 1"=100'	Date: 13 JAN 1988
Job No: 87-034	



**TYPICAL ROAD HALF SECTION**  
SCALE: NONE  
(TOWN OF CORNWALL "ALTERNATE MINOR STREET")

1. Alternate Minor Street shall only be utilized where approved by the Superintendent of Public Works.
2. At the option of the Town, a Type 6F Bituminous Pavement Top Course shall be provided.
3. Under certain conditions, as determined by the Town, a 4" Base Course shall be provided.
4. For double treatment finish, "oil" application shall be at the rate of 0.4 gal/sq. yd. per course (minimum).
5. For roadways with slopes greater than 5%, the surface treatment shall be finished with 3/8" stone.



<b>ELIAS D. GREVAS, L.S.</b> LAND SURVEYOR 33 QUACKER AVENUE NEW WINDSOR, NEW YORK 12550		PLAN FOR: <b>MOUNTAIN VISTA SECTION I</b> TOWNS OF CORNWALL & NEW WINDSOR, ORANGE COUNTY, NEW YORK
REVISIONS: DATE DESCRIPTION 1/19/88 ADDED ROAD SECTION 'C' & 'D' 4/23/88 MINOR CORRECTIONS - STA. 4+10	Drawn: <b>WJB/H</b> Checked: Scale As Shown Date <b>24 Sept. '87</b> Job No: <b>87-034</b>	<b>ROAD &amp; DRIVE PROFILES</b> SHEET 2 OF 2

PREPARED PURSUANT TO SECT. 7209(b)(1), N.Y.S. EDUCATION LAW

Zoning Law of the Town of Cornwall, New York - Section 4.2 - Table of Bulk Regulations - Part I Residential Districts													
1	2	3	4	5	6	7	8	9	10	11	12	13	
REQUIREMENT	MIN. LOT AREA (Ac.)	MIN. LOT WIDTH (Feet)	MIN. FRONT YARD SETBACK (Feet)	MIN. SIDE YARD SETBACK (Feet)	MIN. REAR YARD SETBACK (Feet)	MIN. FRONT SETBACK (Feet)	MIN. SIDE SETBACK (Feet)	MIN. REAR SETBACK (Feet)	MIN. LOT AREA (Ac.)	MIN. LOT WIDTH (Feet)	MIN. FRONT YARD SETBACK (Feet)	MIN. SIDE YARD SETBACK (Feet)	MIN. REAR YARD SETBACK (Feet)
R-2	C	48,000	135	50	30/60	40	100	35	20	200,000	150	100	50

N  
NORTH ARROW

NF  
GOULD

# TOWN OF NEW WINDSOR

## R-1 ZONE REQUIREMENTS

LOT AREA	LOT WIDTH	FRONT YARD SETBACK	SIDE YARD SETBACK	REAR YARD SETBACK	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	LOT AREA	FRONT SETBACK	SIDE SETBACK	REAR SETBACK
MIN.	MIN.	MIN.	MIN.	MIN.	MIN.	MIN.	MIN.	MIN.	MIN.	MIN.	MIN.
10,000	125'	25'	20'	20'	20'	20'	20'	10,000	25'	20'	20'

TOWN OF NEW WINDSOR  
APPROXIMATE LOCATION OF TOWN LINE  
TOWN OF CORNWALL

JACKSON AVENUE

NF  
CLEEVES

N 16°59'00"E 49.35'  
N 25°32'10"E 61.73'  
N 34°45'10"E 70.50'  
N 33°35'50"E 35.77'  
N 39°39'20"E 85.64'

POND

(LOT 1)

PROPOSED TOWN ROAD

PROPOSED TOWN ROAD

NF  
SYLVESTER

NF  
SHINER

NF  
TROLL



		<p>PLAN FOR:</p> <p><b>MOUNTAIN VISTA</b></p>					
<p>REVISIONS:</p> <table> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>6-4-87</td> <td>RELOT LINES, ADDED DIMENSIONS</td> </tr> </table>		DATE	DESCRIPTION	6-4-87	RELOT LINES, ADDED DIMENSIONS	<p>TOWNS OF CORNWALL &amp; NEW WINDSOR - OR - CO - NEW YORK</p> <p>Drawn: J.A.L.</p> <p>Checked: J.A.L.</p> <p>Scale: 1"=100'</p> <p>Date: 21 MAY 1987</p> <p>Job No: 87-034</p>	
DATE	DESCRIPTION						
6-4-87	RELOT LINES, ADDED DIMENSIONS						
<p>PRELIMINARY PLAN</p> <p>MINOR SUBDIVISION</p>		<p>DATE: 21 MAY 1987</p> <p>SCALE: 1"=100'</p>					



AREA LOCATION PLAN  
SCALE: 1"=2,000'

NF  
ETRUSCAN ENT.

### NOTES

- Being a proposed subdivision of lands shown on the Town of Cornwall Tax Maps as Section 1, Block 1, Lot 26; on the Town of New Windsor Tax Maps as Section 65, Block 1, Lot 80.
- Also being a proposed re-subdivision of Lot No. 2, as shown on a map entitled "Map of Subdivision for Robert and Dorothy H. Parrott", said map having been approved by the Town of Cornwall Planning Board on 9 December 1986 and filed in the Orange County Clerk's Office.
- PROPERTY OWNER/APPLICANT: John A. Leary  
6 Clarkwood Drive  
Cornwall, N.Y. 12518
- PARCEL ZONE: R-2 (use Group C)  
Town of Cornwall  
R-1 Town of New Windsor
- TOTAL NUMBER OF LOTS PROPOSED: 12
- Boundary data shown is from above-noted subdivision map, subject to verification by the undersigned.
- Topography shown hereon is from uncontrolled aerial survey and photogrammetric mapping (two (2) foot contour interval).
- Unauthorized addition or alteration to this plan is a violation of Section 7209 (2) of the New York State Education Law.
- Lot 5 shall not be further subdivided for three (3) years.
- Lots 6, 7, 8, 9, 10, 11 & 12 are not to be further subdivided at any time.